030.0	0001	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	998,800	/	998,800
USE VALUE:	998,800	/	998,800
ASSESSED:	998,800	/	998,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69	-71	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SASSO VIRGINIA C
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	71 FOSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SASSO VIRGINIA C -
Owner 2:	-
Street 1:	71 FOSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2364 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5629.000	522,600	5,100	471,100	998,800
Total Card	0.129	522,600	5,100	471,100	998,800
Total Parcel	0.129	522,600	5,100	471,100	998,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.50 /Parcel: 422.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 20541

GIS Ref

GIS Ref

Insp Date 09/15/17

!2478!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	522,600	5100	5,629.	471,100	998,800		Year end	12/23/2021
2021	104	FV	498,800	5100	5,629.	471,100	975,000		Year End Roll	12/10/2020
2020	104	FV	499,000	5100	5,629.	471,100	975,200	975,200	Year End Roll	12/18/2019
2019	104	FV	372,500	5100	5,629.	500,500	878,100	878,100	Year End Roll	1/3/2019
2018	104	FV	372,500	5100	5,629.	365,100	742,700	742,700	Year End Roll	12/20/2017
2017	104	FV	349,300	5100	5,629.	318,000	672,400	672,400	Year End Roll	1/3/2017
2016	104	FV	349,300	5100	5,629.	270,900	625,300	625,300	Year End	1/4/2016
2015	104	FV	311,200	5100	5,629.	265,000	581,300	581,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:33:53

LAST REV

Date	Time
10/06/17	08:30:25
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SASSO VIRGINIA	37106-36		11/20/2002	Family	1	No	No		
	18115-520		5/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	20541
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2008	868	Manual	1,876					replace garage doo
8/14/2001	560	Porch	14,600	C				REBUILD PORCH AND
2/9/1995	50	Manual	2,500					REPLACE SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
5/8/2009	Measured	189	PATRIOT
3/21/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5629		Sq. Ft.	Site		0	80.	1.05	1									471,098						471,100	

Total AC/HA:	0.12922	Total SF/SM:	5629	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	471,098	Spl Credit		Total:	471,100				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09416246
Const Adj.:	0.98980200
Adj $ / SQ:	194.941
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642064
Depreciation:	119424
Depreciated Total:	522640

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

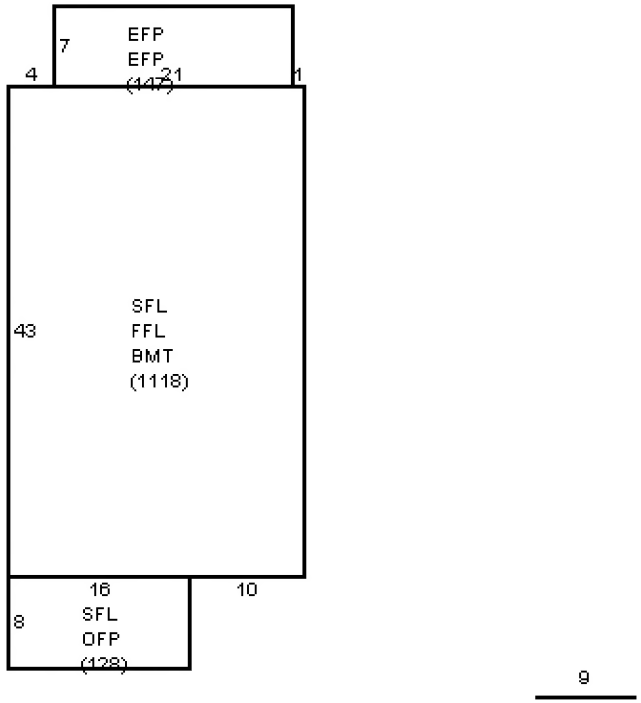
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	194.94
Special Features:	0	Val/Su Net:	133.86
Final Total:	522600	Val/Su SzAd	221.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,246	194.940	242,896
BMT	Basement	1,118	58.480	65,383
FFL	First Floor	1,118	194.940	217,944
EFP	Enclos Porch	294	36.110	10,617
OFP	Open Porch	128	29.090	3,724

Net Sketched Area:	3,904			Total:	540,564
Size Ad	2364	Gross Area	3904	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc